

Marina Close, Brixham TQ5 9BN



This **Two Bedroom LINKED BUNGALOW** lies in this sought-after level location and is offered for sale with **NO UPWARD CHAIN**. The bungalow lends itself to those looking to put their own stamp on a new home as it does now require some re-decoration and updating. The property has been deceptively designed and provides a good size Living Room, two double size Bedrooms, Kitchen and Shower Room. To the front is a parking bay for two vehicles and an added bonus is the Garage located in a nearby block. The good size garden to the rear has been hard landscaped for ease of maintenance. UPVC framed double glazing has been installed. The local bus stop is located just around the corner with the town centre and harbour being approximately three-quarters of a mile away.

£235,000 Freehold

ENTRANCE PORCH 5' 6" x 4' 8" (1.68m x 1.42m).

UPVC framed double glazed entrance door, with matching side panel. Further UPVC framed double glazed window. Door to Lounge and door to ...

UTILITY ROOM 5' 6" x 3' 10" (1.68m x 1.17m).

Shelving. Plumbing for washing machine. Cupboard housing electric meter.

LOUNGE/DINING ROOM 18' 11" x 12' 11"

narrowing to 11' (5.76m x 3.93m). UPVC framed double glazed window to front. UPVC framed double glazed door to rear porch. Fireplace with coal effect electric fire.

KITCHEN 9' 10" x 6' 9" (2.99m x 2.06m). Gloss white faced wall and base units with black working surfaces. Inset stainless steel one-and-a-half bowl sink unit. Inset Hotpoint 4 ring electric hob with cooker hood over. Space for dishwasher. Built-in Hotpoint electric double oven. Space for fridge/freezer.

INNER HALL. Electric panel heater. Airing cupboard housing hot water cylinder.

BEDROOM 1 12' 7" x 9' 0" (3.83m x 2.74m). UPVC framed double glazed window overlooking garden.

BEDROOM 2 9' 11" x 8' 11" (3.02m x 2.72m).

Built-in wardrobe. UPVC framed double glazed window overlooking rear garden.

SHOWER ROOM. Tiled shower cubicle with electric shower. White pedestal basin and close coupled W.C. Dimplex wall mounted heater. Arch topped mirror.

SIDE PASSAGEWAY with half glazed UPVC framed double glazed door leading to garden.

OUTSIDE

AT FRONT: PARKING area for 2 vehicles. Water tap. Border to side with mature shrubs. Screened off bin area.

REAR GARDEN laid to hard landscaping. Water tap. Timber Summerhouse and Timber Shed. Flower border with hydrangea bushes.

GARAGE. There is a Garage located in a separate block which is located virtually opposite. Left hand block - 4th garage with blue door.

COUNCIL TAX BAND: B**ENERGY PERFORMANCE BAND: F**

63.8 sq.m. (687 sq.ft.) approx.

**LAYOUT GUIDE ONLY – TO FOLLOW**

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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